4788 - 393

BOOK 4788 PAGE 393

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

# QUIT CLAIM DEED

mail to

| Address New Owners as Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| John M. Grissim, Trustee<br>1714 Hayes Street<br>Nashville, Tennessee | John M. Grissim<br>Court Square Building<br>Nashville, Tennessee | 92-12<br>417 |

For and in consideration of the sum of Forty seven thousand, seven hundred fifty-seven and 46/100 Dollars ($47,757.46) cash paid by John M. Grissim, Trustee, with full power to sell, mortgage or convey without the joinder of any beneficiary, to E. R. Buchi, d/b/a Erban Realty Company, the receipt of which is acknowledged, and subject to an existing indebtedness in the original principal amount of two hundred forty-five thousand And no/100 Dollars ($245,000.00) evidenced by note dated October 1, 1972, executed by E. R. Buchi, d/b/a Erban Realty Company, and payable to the order of Lucille G. Edenfield, and Ernest R. Edenfield Trustees, the principal amount of said note at this date being Two hundred thirty-seven thousand, two hundred forty-two and 54/100 Dollars ($237,242.54), and payable in installments as therein recited, said note being secured by Installment Deed of even date therewith to James V. Edenfield, Trustee, of record in Book 4784, page 99, Register's Office, Davidson County, Tennessee,

I, the said E. R. Buchi, have this day bargained and sold and do hereby quitclaim and convey under the said John M. Grissim, Trustee, with full power to sell, mortgage or convey without the joinder of any beneficiary, his successors and assigns, the following described parcel of land located in Davidson County, Tennessee, described as follows:

Lots Nos. 80 and 81, on the Plan of John Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County.

Said lots front together 100 feet on the northerly side of Hayes Street and run back between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to E. R. Buchi, d/b/a Erban Realty Company, by installment deed from Lucille G. Edenfield and Ernest R. Edenfield, Trustees, of record in Book 4784, page 99, Register's Office for Davidson County, Tennessee.

State of Tennessee)
County of Davidson)

The actual consideration or value for this transfer is $47,757.46.

Subscribed and sworn to before me this 4th day of February, 1974.

My Commission Expires: 5-12-74

E. R. Buchi
Affiant

Notary Public

This is improved property known as 1714 Hayes Street, Nashville, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said John M. Grissim, Trustee, with full power to sell, mortgage or convey without the joinder of any beneficiary, his successors and assigns forever. Said property is unencumbered except taxes for 1974, which have been prorated as of February 1, 1974, and assumed by the grantees; and by the indebtedness described in the Installment Deed above referred to as of record in Book 4784, page 99, Register's Office for Davidson County, Tennessee. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and grantee agrees to keep said property insured and to pay all taxes and assessments thereon, to remove liens which may be placed against said property, and to keep the property in good repair, all as provided in said Installment Deed, but this conveyance is made subject to said Installment Deed, and in the event of default therein, or should payment on the Installment Deed Note be in default, grantee agrees to notify grantors immediately, and should grantors be required to cure any default in payments on the aforesaid note, grantee agrees to reconvey said property to the grantors.

In witness whereof, the said E. R. Buchi, has executed this instrument, and Ruthelia L. Buchi, wife of E. R. Buchi, has joined in said conveyance for the purpose of relinquishing any interest she might have therein, this 4th day of February, 1974.

C42004

IDENTIF. REFERENCE

FEB 14 2 05 PM '74

FELIX Z. WINSTON JR. REGISTER DAVIDSON COUNTY, TENN.

E. R. Buchi

Ruthelia L. Buchi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Unclear, a Notary Public in and for said County and State, the within named E. R. Buchi and wife, Ruthelia L. Buchi, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 1974.

Notary Public

My Commission Expires: 5/14/74

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|---|---|---|---|---|---|
| FEB 14 | CONV | 47,757.4[illegible] | | | |
| FEB 14 | STAX | | A* | 124.28 | |
| FEB 14 | RFEE | | A* | .50 | |
| FEB 14 | W'DEED | | A* | 4.00 | * 128.78 |